

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FEES:**

P.W.W.M. \_\_\_\_\_ \$1,872.00  
Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$2,746.80  
P.E.R.A. \_\_\_\_\_ \$210.00  
PRINT \$4,828.80

Number of Sites : ( 258)

**FOR OFFICIAL USE ONLY:**

Agenda Date: 3-13-15  
Tentative No.: T- 23599-1-NEW  
Received Date: 3-2-15

Concurrency Review Fee (\*6.00% of Sub-Total) --

\$289.73 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$5,118.53 <<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: HOMESTEAD Sec.: 16 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: KINGMAN COMMONS

2. Owner's Name: TRIO KINGMAN, LLC

Phone: \_\_\_\_\_

Address: 2950 SW 27 AVENUE, SUITE 100

City: MIAMI

State: FL

Zip Code: 33133

Owner's Email Address: \_\_\_\_\_

3. Surveyor's Name: E.R. BROWNELL & ASSOCIATES, INC.

Phone: 305-860-3866

Address: 2434 SW 28 LANE

City: MIAMI

State: FL

Zip Code: 33133

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s): 10-7916-0420 , 10-7916-0420 , 10-7916-0430 , 10-7916-0410

5. Legal Description of Parent Tract: (SEE ATTACHED EXHIBIT "A")

6. Street boundaries: SW 320 STREET/SW 152 AVENUE

7. Present Zoning: R-1

Zoning Hearing No.: R 2015-01-15

8. Proposed use of Property:

Single Family Res. ( 258 Units), Duplex ( \_\_\_\_\_ Units), Apartments ( \_\_\_\_\_ Units), Industrial/Warehouse ( \_\_\_\_\_ Square .Ft.),

Business ( \_\_\_\_\_ Sq. Ft. ), Office ( \_\_\_\_\_ Sq. Ft.), Restaurant ( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_ ), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_ )

**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083. TRIO KINGMAN, LLC

STATE OF FLORIDA)

SS:

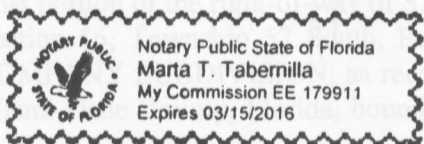
Signature of Owner:

(Print name & Title here):

OTTO J. BOUDET-MURIAS  
MANAGER

BEFORE ME, personally appeared OTTO J. BOUDET-MURIAS this 11th day of February, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of February, 2015 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here: MARTA T. TABERNILLA)

03/15/2016  
(Commission Expires)

EE 179911  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

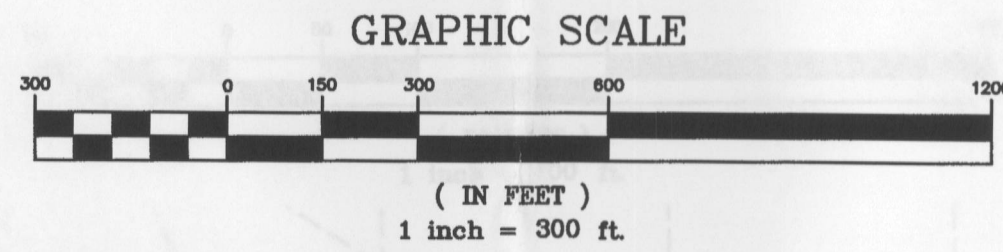


# TENTATIVE PLAT / BOUNDARY SURVEY KINGMAN COMMONS

A REPLAT OF LOTS 1 THROUGH 13 AND LOT 28 OF BLOCK 3, "MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTH½ OF THE SW¼ OF SECTION 16, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

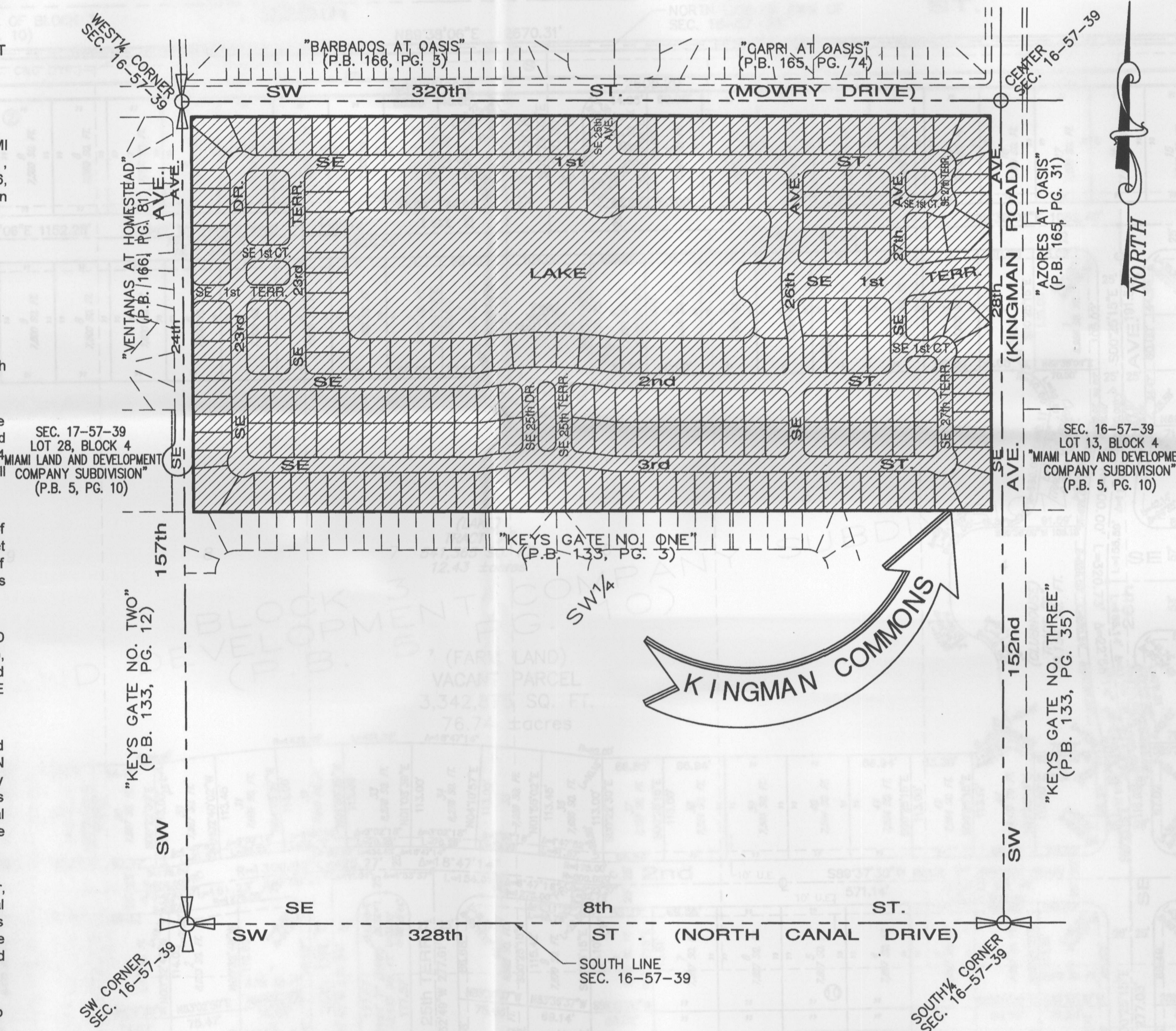
PREPARED BY  
E.R. BROWNELL & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2434 SW 28th Lane  
PHONE: (305) 860-3866  
SCALE: AS SHOWN  
CERTIFICATION No. LB 761

LAND SURVEYORS  
Miami, Florida, 33133  
FAX: (305) 860-3870  
OCTOBER, 2016  
JOB NUMBER: 57707



ABBREVIATIONS:  
ASPH Asphalt  
C Centerline  
Δ Central Angle of Curve  
CLF Chain Link Fence  
CONC Concrete  
C&G Curb & Gutter  
FND Found  
IP Iron Pipe  
LB Licensed Business  
L Length of Curve  
N&D Nail & Disc  
O.R.B. Official Record Book  
PC Point of Curvature  
P.C.P. Permanent Control Point  
PRC Point of Reverse Curvature  
P.R.M. Permanent Reference Monument  
PG. Page  
P.B. Plat Book  
R Radius  
R/W Right-of-Way  
SEC. Section  
SQ. FT. Square Feet  
TYP. Typical  
U.E. Utility Easement

LEGEND:  
Catch Basin  
Concrete Light Pole  
Electric Box  
Overhead Cable  
Storm Manhole  
Street Sign  
Wood Power Pole



LOCATION SKETCH  
THE NORTH½ OF THE SW¼ OF  
SECTION 16, TOWNSHIP 57 SOUTH,  
RANGE 39 EAST, CITY OF HOMESTEAD,  
MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1"=300'

-OWNER: TREO KINGMAN LLC  
2950 SW 27th Avenue, suite 100  
Miami, FL 33133

-SURVEYOR: E.R. BROWNELL & ASSOCIATES, INC.  
2434 SW 28th Lane  
Miami, Florida, 33133

-NUMBER OF SITES:		
247 Lots, 10 Blocks and 11 Tracts		
Lots: 247	Single Family	1,987,372 s.q. ft. (45.62 ±acres)
Tract "A":	Lake	541,365 s.q. ft. (12.43 ±acres)
Tract "B":	Clubhouse	29,154 s.q. ft. (0.67 ±acres)
Tracts "C", "D", "E", "F", "G", "J": Parks		61,225 s.q. ft. (1.41 ±acres)
Tracts "H", "I": Landscape		21,847 s.q. ft. (0.50 ±acres)
Tract "K": Ingress-Egress, Private Road and Utility Easement		701,645 s.q. ft. (16.10 ±acres)

-WATER AND SEWER SERVICES:  
MIAMI-DADE WATER AND SEWER DEPARTMENT

-DEVELOPMENT INFORMATION:  
247 single family residences with a clubhouse and six (6) tracts for parks, one lake tract, (2) landscape tract and one ingress-egress easement.

-FEMA FLOOD ZONE INFORMATION:  
Zone: AH  
Base Flood Elevation: 5 feet  
(Map No. 12086C0727L, Map No. 12086C0731L, Map No. 12086C0730L, Map No. 12086C0735L, Community No. 120645, dated September 11, 2009)

-DADE COUNTY FLOOD CRITERIA:  
5.3 feet (per "AN AMENDED PLAT OF FLOOD--CRITERIA MAP", P.B. 120, Pg. 13, NGVD 1929 Datum)

-EXISTING ZONING CLASSIFICATION:  
AU (Agricultural Use Zoning District) - R-1 asper (Res. No. R-2015-01-15) passed and adopted Jun. 21, 2015.

**SURVEYOR'S CERTIFICATION:**  
This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL AND ASSOCIATES, INC.

*Thomas Brownell*  
Thomas Brownell, Executive Vice-President  
Professional Land Surveyor No. 2891  
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

## CONTACT PERSON INFORMATION

Name Thomas Brownell  
Telephone number (305) 860-3866  
Fax number (305) 860-3870  
e-mail address tbrownell@erbrownell.com

## LEGAL DESCRIPTION:

Lots 1 and 2, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, in Section 16, Township 57 South, Range 39 East, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County Florida, less the North 35.00 feet and the East 30.00 feet thereof.

And

Lot 13, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, in Section 16, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

Together with:

That portion of the right-of-way of S.W. 157th Avenue dedicated by the record plat of Block 3, in Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, bounded on the North by the Westerly prolongation of the North line of said Lot 13, bounded on the East by the East line of said Lot 13, bounded on the South by the Westerly prolongation of the South line of said Lot 13 and bounded on the West by the West line of said Section 16.

And

Lots 3 through 10, less the North 35.00 feet, and Lot 28, less the East 30 feet, of Block 3, of Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

And

Lots 11 and 12, less the North 35.00 feet thereof, Block 3, in Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

Together with:

That portion of the right-of-way of S.W. 157th Avenue dedicated by the record plat of Block 3, Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, bounded on the North by a line 50.00 feet South of and parallel with, as measured at right angles to, the North Line of the Southwest 1/4 of said Section 16, bounded on the East by the West line of said Lot 12, bounded on the South by the Westerly prolongation of the South line of said Lot 12 and bounded on the West by the West line of said Section 16.

## SURVEYOR'S REPORT:

Number of Acres: 76.74 Acres +/-  
Tax Folio Number(s): 10-7916-001-0400, 10-7916-001-0410, 10-7916-001-0420, 10-7916-001-0430  
Number of P.R.M.(s): 8  
Number of P.C.P.(s): 58

-Bearings are based on an assumed meridian, where the North line of the Southwest 1/4 of Section 16, Township 57 South, Range 39 East, bears North 89°38'06" East. All distances as shown are based on the US Survey foot.

-Elevations are referred to the National Geodetic Vertical Datum, (NGVD 1929). Elevations are based on Miami-Dade County Benchmark R-752, the same being a brass bar set in a concrete sidewalk at the Southeast corner of bridge over C-103-S canal located at SW 316th Street (Approximate) and SW 162nd Avenue; elevation 9.18 feet and on Miami-Dade County Benchmark R-761, the same being a railroad spike embedded in the concrete sidewalk, located 44 feet South of centerline SW 312th Street (SE 28th Avenue, Kingman Road) and 51 feet East of centerline SW 152nd Avenue (SE 8th Street, Campbell Drive); elevation 10.90 feet.

-The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii FAC of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closure between the two benchmarks noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

-This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the under lying plat of MIAMI LAND AND DEVELOPMENT SUBDIVISION (Plat Book 5 at Page 10); (iv) the adjacent record plats for VENTANAS AT HOMESTEAD (Plat Book 166 at Page 81), BARBADOS AT OASIS (Plat Book 166 at Page 3), CAPRI AT OASIS (Plat Book 165 at Page 74), AZORES AT OASIS (Plat Book 165 at Page 31), and KEYS GATE NO. ONE (Plat Book 133 at Page 3); (v) the record plats for KEYS GATE NO. TWO (Plat Book 133 at Page 12) and KEYS GATE NO. THREE (Plat Book 133 at Page 35); and (vi) the Miami-Dade County Township Survey for Township 57 South, Range 39 East.

-A comparison between measured (M) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Calculated Dimensions (C) are a protraction based on the Legal Description; the plat of MIAMI LAND AND DEVELOPMENT SUBDIVISION and the Miami-Dade County Township Survey for Township 57 South, Range 39 East. Although the information depicted on the Miami-Dade County Township Survey was prepared from the best available information, Miami-Dade County assumes no responsibility for any errors or omissions. The Tracts as delineated on the plat of MIAMI LAND AND DEVELOPMENT SUBDIVISION are not dimensioned. The interior tract lines are based on a proportional division of the Southwest 1/4, of said Section 16 extended to the centerline of the adjacent 30 foot roadways. Note said plat expressly declared that the roadways have not granted to the public.

-Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor. Based on the recovered monumentation and occupation the North 35 feet was measured from the Southside of the roadway shown on the said plat of MIAMI LAND AND DEVELOPMENT SUBDIVISION (being 50 feet South of the North line of the Southwest 1/4 of said Section 16, the center of the 30 foot roadway). Based on recovered monumentation the East 30 feet was measured from the center of the roadway as shown on the said plat (the East line of the Southwest 1/4 of said Section 16, the center of the 30 foot roadway).

-The Subject Property does lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0727L, Map No. 12086C0731L, Map No. 12086C0730L, Map No. 12086C0735L, Community No. 120645, bearing an effective/revision date of September 11, 2009. Said maps delineate the herein described land to be situated within Zone AH, base flood elevation 5 feet.

-Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

-The Subject Property described hereon contains 3,387,816 square feet more or less (77.774 acres more or less). The adjusted area taken to the Proposed Right of Way Lines contains 3,342,875 square feet more or less (76.74 acres more or less).

-No encroachments were noted by this survey, except as shown hereon. Fence locations (if any) are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined.

-The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

T-PLAT#

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 558.101-111 OF THE FLORIDA STATUTES.



E.R. Brownell & Associates, Inc.  
SURVEYORS & MAPPERS  
LAND PLANNERS  
ENGINEERS  
2525 SW 27th Avenue  
Miami, Florida, 33133  
305-860-3870 (FAX)  
WWW.ERBROWNELL.COM  
Drawn by: A.J. Ref. F.B. 1177 Date: 07/17/14  
Chk. by: T.B. Scale: AS NOTED Certification No. LB761

TENTATIVE PLAT / BOUNDARY SURVEY  
KINGMAN COMMONS

TREO KINGMAN LLC

No.	Date	Apvd.	Job No.	Description
1	8/25/14		57707	REVISION AS PER CITY OF HOMESTEAD COMMONS
2	8/11/15		57707	REVISION CITY APPROVAL
3	10/17/16		57707	REVISION TO INCLUDE CLOSED R/W AT SE CORNER
Sheet: 1 OF 2				
J.N. 57707				
Sk. No.				
T-924				

South of SW 320th St., between SW 157th Ave. and SW 152nd Ave., Homestead, FL 33033

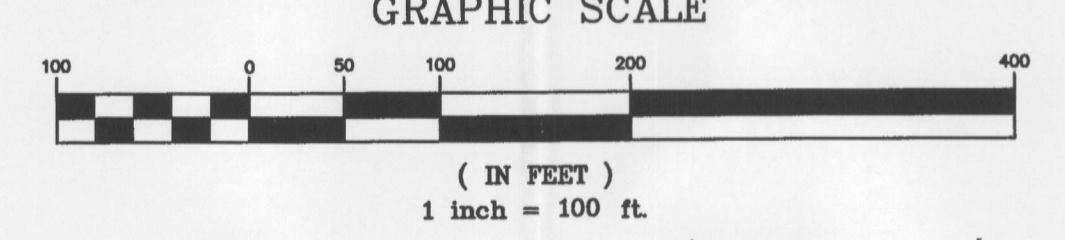


CONTACT PERSON INFORMATION  
Name Thomas Brownell  
Telephone number (305) 860-3866  
Fax number (305) 860-3870  
e-mail address tbrownell@erbrownell.com

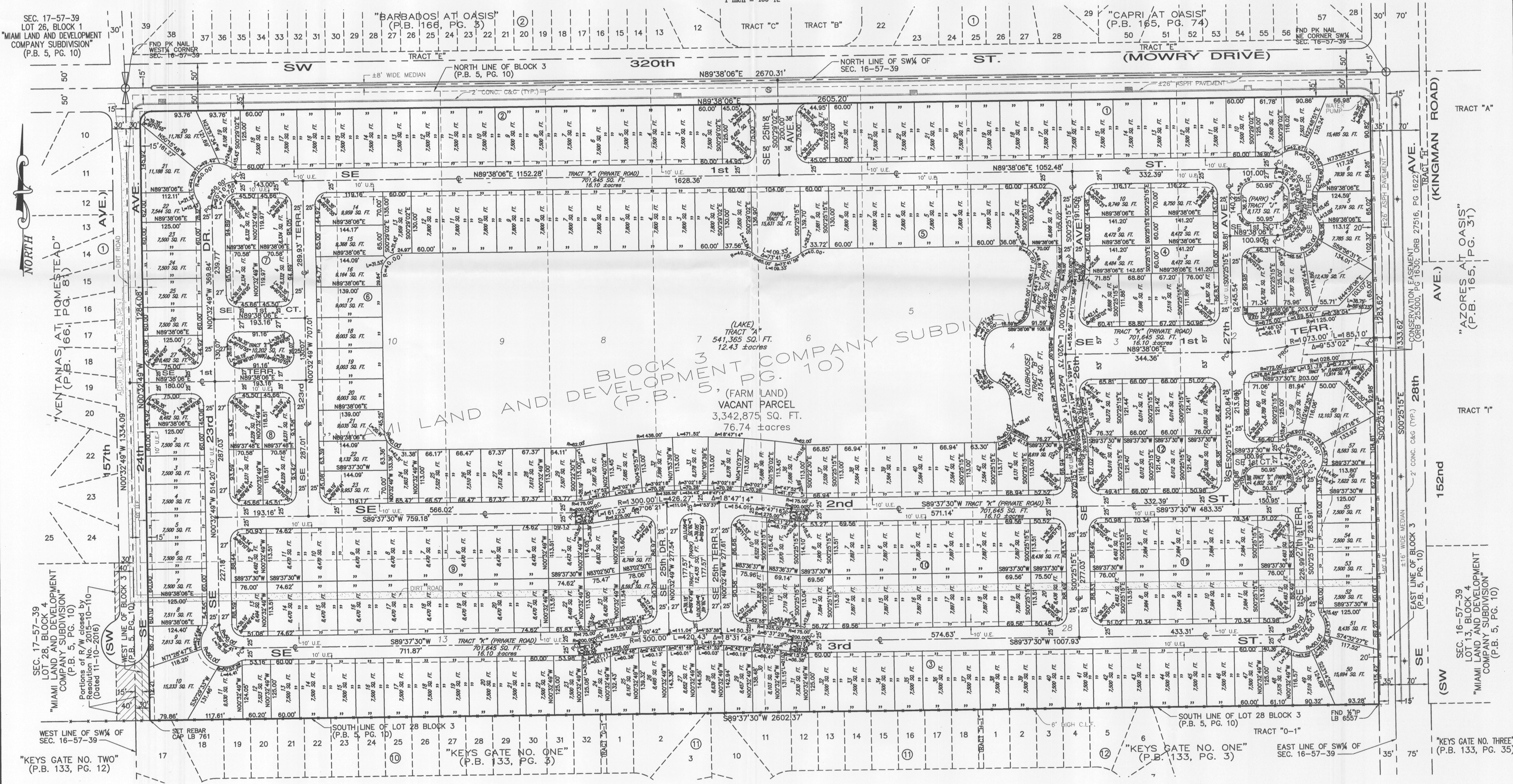
# TENTATIVE PLAT / BOUNDARY SURVEY KINGMAN COMMONS

A REPLAT OF LOTS 1 THROUGH 13 AND LOT 28 OF BLOCK 3, "MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY  
E.R. BROWNELL & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2434 SW 28th Lane  
Miami, Florida 33133  
PHONE: (305) 860-3866  
FAX: (305) 860-3870  
SCALE: AS SHOWN  
CERTIFICATION No. LB 761  
LAND SURVEYORS  
Miami, Florida 33133  
PHONE: (305) 860-3866  
FAX: (305) 860-3870  
OCTOBER, 2016  
JOB NUMBER: 57707



NOTE: All radius are 25' unless otherwise noted.



T-PLAT#

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

**E.R. Brownell & Associates, Inc.**  
SURVEYORS & MAPPERS  
LAND PLANNERS  
2525 SW 27th Avenue  
Miami, Florida 33133  
305-860-3866  
WWW.ERBROWNELL.COM

Drawn by: A.J.  
Checked by: T.B.  
Scale: AS NOTED  
Date: 07/17/14  
Certification No. LB761

**TREC KINGMAN LLC**  
TENTATIVE PLAT / BOUNDARY SURVEY  
KINGMAN COMMONS

South of SW 320th St. between SW 157th Ave. and SW 152nd Ave., Homestead, FL 33053

No.	Date	App'd	Job No.	Description
1	12/25/14	57707	57707	PERIOD AS PER CITY OF HOMESTEAD COMMENTS
2	2/11/15	57707	57707	PERIOD CITY APPROVAL
3	10/17/16	57707	57707	PERIOD TO INCLUDE CLOSED R/W AT SE CORNER

Sheet: 2 OF 2  
J.N. 57707  
Sk. No.

T-924



# KINGMAN COMMONS

TENTATIVE PLAT NO. **23599-2-COR.**  
 Sec. 16 Twp. 57 Rge. 39  
 Municipality: HOMESTEAD  
 Zoned: R-1  
 RECOMMENDS APPROVAL 10-28-16 *[Signature]*  
 Date. Regulatory and Economic Resources Dept. (Platting)  
 RECOMMENDS APPROVAL 10-28-16 *[Signature]*  
 Date. Regulatory and Economic Resources Dept. (Zoning)

④

- ☒ All private roads are to be constructed to meet Miami-Dade County Road Standards (D.T.P.W. permit required.) and to be identified in accordance with Miami-Dade County numbering system.
- ☒ **Decorative wall plan required. Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat.**
- ☒ Property Owners Association agreement for maintenance of private roads, double frontage wall, common areas and lake is required.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.**
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)**

*✓ Parks dept. sign-off required*

- ☒ Recommends approval subject to the City of Homestead requirements and the requirements checked below:
- ☒ Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until July 28, 2017  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 5-3 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ **The City of Homestead and the Traffic Division of the Miami Dade County Department of Transportation and Public Works must approve the Site Plan prior to Paving and Drainage plan submittal.**